





**A TWO DOUBLE BEDROOM and TWO BATHROOM, second floor flat on a MODERN development in the Park Street area, close to local amenities. Avian Avenue is conveniently located for the M1/M25 motorway network, while Radlett and St Albans are just a short drive away, this property benefits from an allocated parking space.**

**£1,600 per month**

To Let Unfurnished

12 Month tenancy

White Goods - Washing machine, dishwasher, new cooker and hob, Fridge freezer.

Parking: Residents Parking

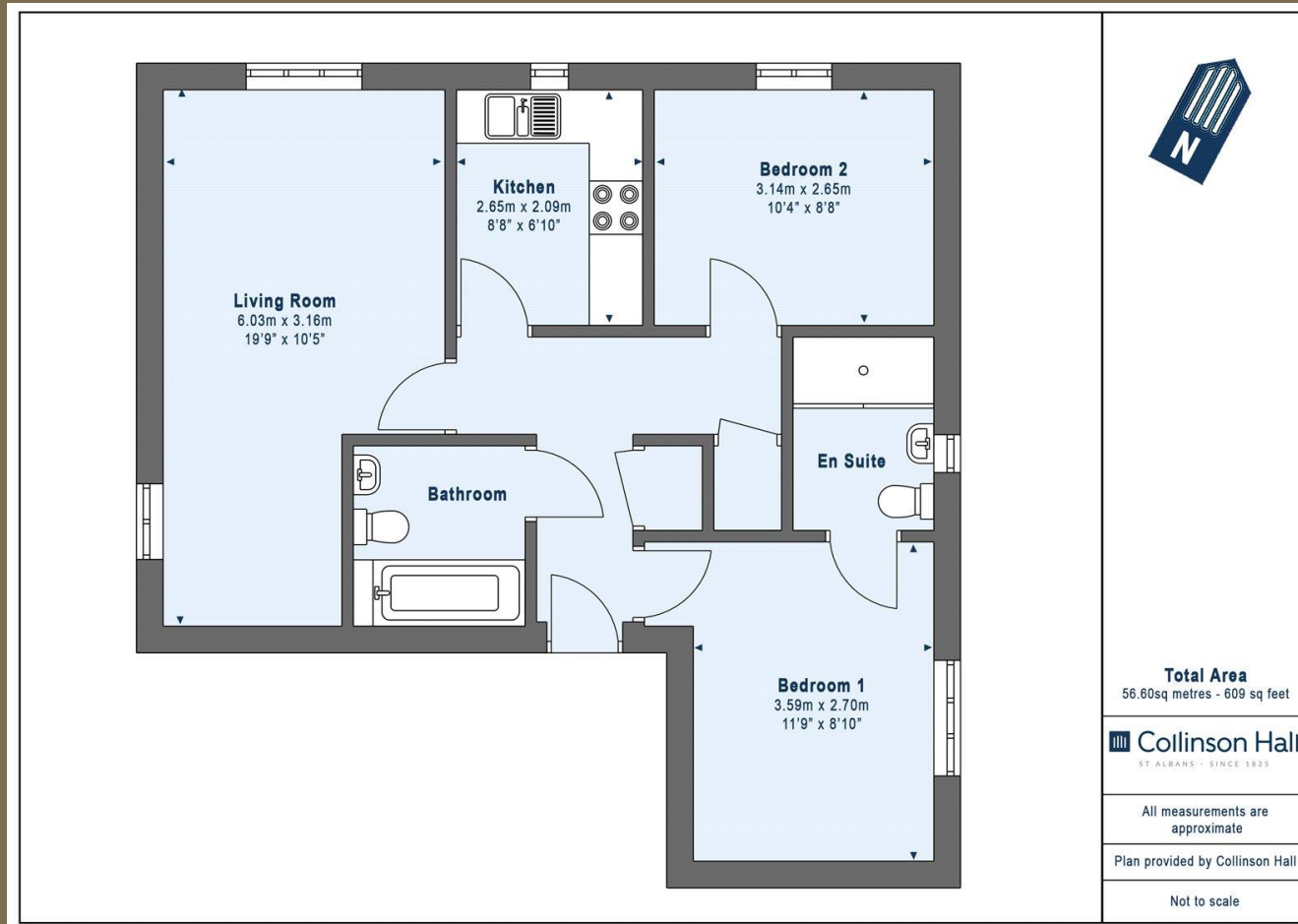
Council Tax Band: D

EPC Rating: C

Viewings: Please call the office for an appointment.







**PLEASE NOTE**

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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